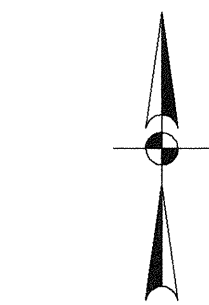
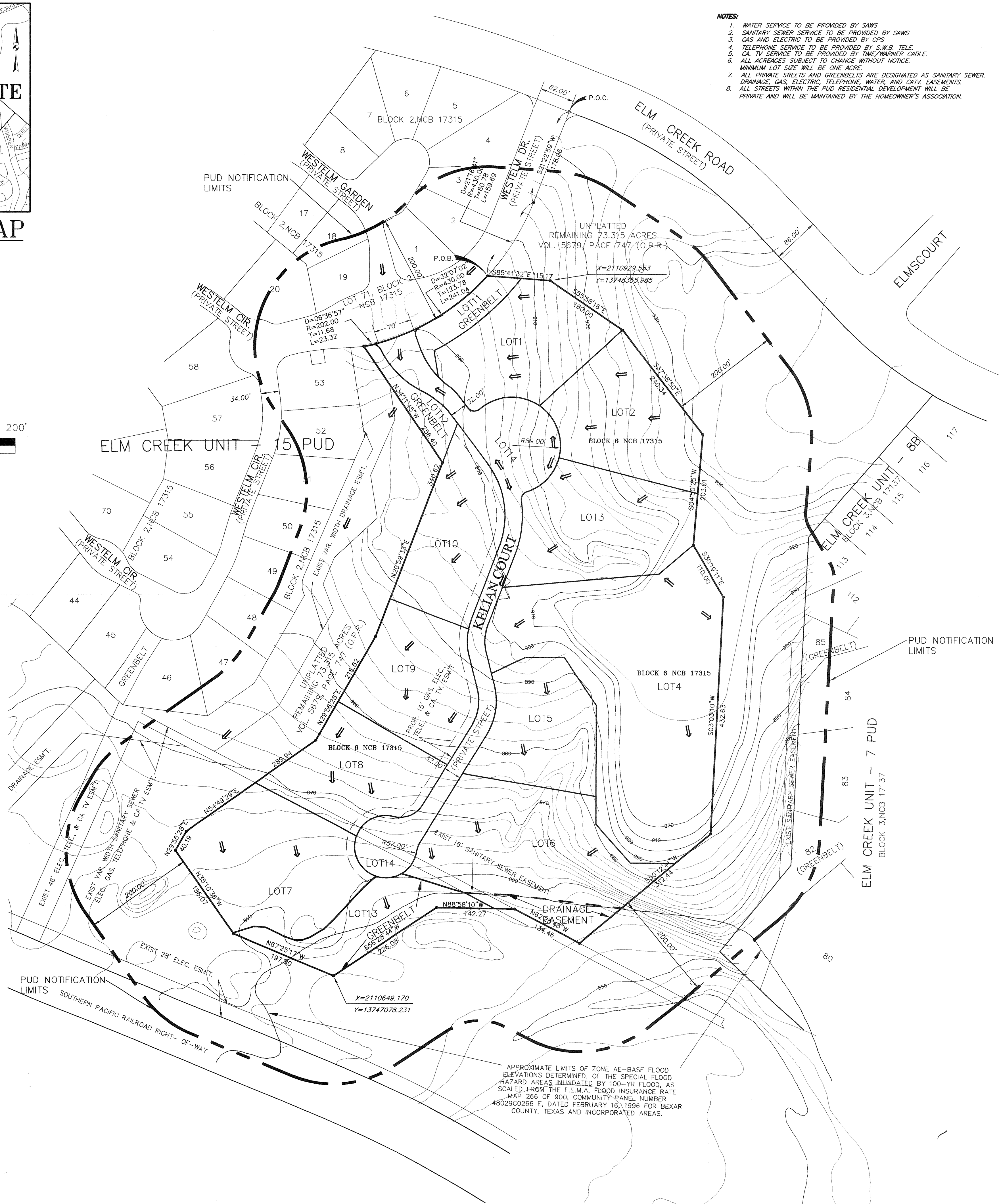
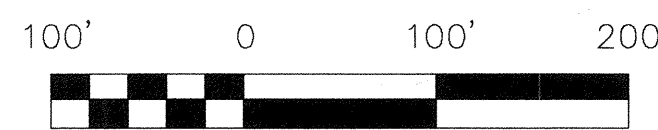


## LOCATION MAP

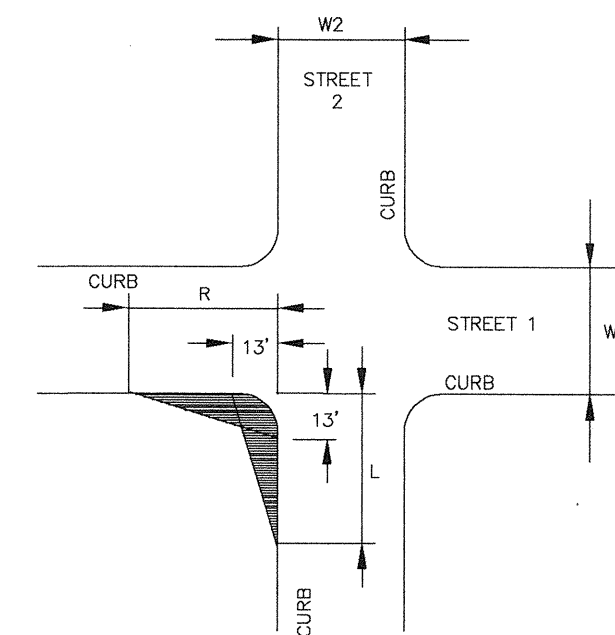
APPROXIMATE SCALE: 1"=2000'



SCALE: 1"=100'



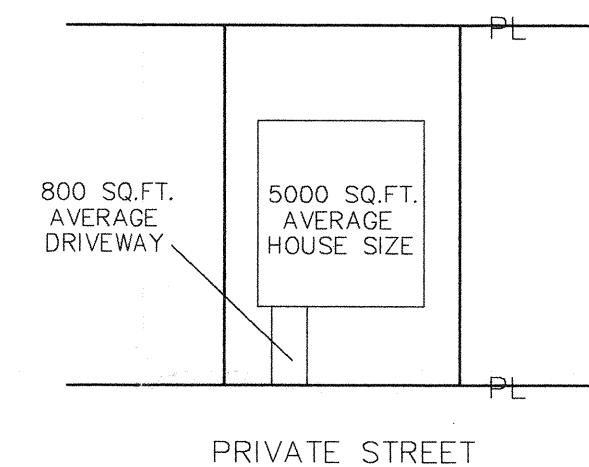
- NOTES:
1. WATER SERVICE TO BE PROVIDED BY SAWS
  2. SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS
  3. GAS AND ELECTRIC TO BE PROVIDED BY CPS
  4. TELEPHONE SERVICE TO BE PROVIDED BY S.W.B. TELE
  5. CA TV SERVICE TO BE PROVIDED BY TIME WARNER CABLE
  6. ALL ADJACENT PROPERTIES TO CHANGE WITHOUT NOTICE
  7. ALL PRIVATE STREETS AND GREENBELTS ARE DESIGNATED AS SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, AND CATV EASEMENTS
  8. ALL STREETS WITHIN THE PUD RESIDENTIAL DEVELOPMENT WILL BE PRIVATE AND WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.



### CLEAR VISION AREA CALCULATION

NOT-TO-SCALE

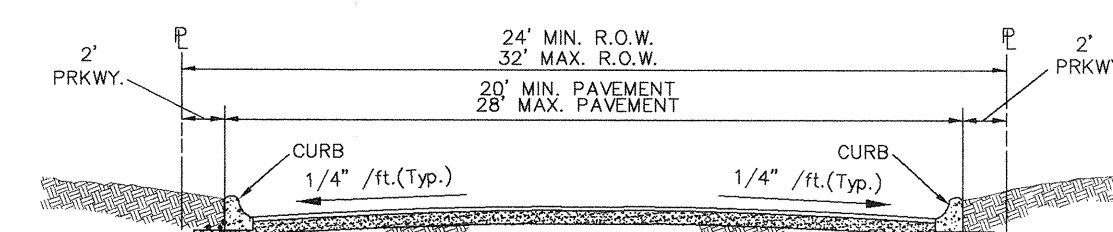
$$R = 0.65(SD_s) - (W/2 + F_0)$$
$$L = \frac{13(SD_s)}{13 + W/2 + F_0} - 4$$
$$R = 0.65(300) - (30/2 + 2) = 178'$$
$$R = 0.65(300) - (26/2 + 2) = 180'$$
$$L = \frac{13(300)}{13 + (30/2) + 2} - 4 = 107'$$
$$L = \frac{13(300)}{13 + (26/2) + 2} - 4 = 114'$$



### TYPICAL LOT DETAIL

(1.0 AC. MIN)

NOT-TO-SCALE



### TYPICAL STREET SECTION

NOT-TO-SCALE

OPEN SPACE RATIO AND DENSITY TABLE			
AREA	SQ. FT.	ACREAGE	PERCENTAGE
TOTAL GROSS AREA	740,520	17.00	N/A
BUILDING COVERAGE AREA	58,000	1.33	7.8
OTHER (STREET)	63,697	1.46	8.6
OPEN SPACE	618,823	14.21	83.6

DENSITY= 0.59 UNITS PER ACRE.

P-1/R-1  
ZONING/CONCEPT.

DEVELOPER:  
ELMCO GROUP, INC.  
10924 VANCE JACKSON, SUITE 306  
SAN ANTONIO, TEXAS 78230  
PHONE: 210.699.1773  
FAX: 210.699.6065

#02-003

REVISIONS:

PAPE-DAWSON  
PL ENGINEERS

555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9800 | FAX: 210.375.9801

ELM CREEK UNIT - 18  
PLANNED UNIT DEVELOPMENT

02 MAY 22 AM 7:50

JOB NO. 5301-11  
DATE 3-8-02  
DESIGNER JP  
CHECKED ☒ DRAWN GP  
SHEET 1 OF 1



**A memo from the**  
**CITY of SAN ANTONIO**  
**Planning Department**  
**Master Development**

**TO:** Jesse Pacheco

**DATE:** June 12, 2002

**FROM:** Michael O. Herrera, Senior Planner

**COPIES TO:** File

**SUBJECT:** # 02-003 A

**Name:** Elm Creek Unit -18

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The plat or plan referenced above was heard by the ☒ Planning Commission

☐ Director of Planning COSA

on the date shown.

The following action was taken:

☒ APPROVED  
☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

If you have any questions regarding please call Mr. Michael O. Herrera @ 207-7038